

Planning & Zoning Commission



June 19, 2018

Regular Business Meeting



Wylie Planning and Zoning Commission

NOTICE OF MEETING

Regular Meeting Agenda

Tuesday, June 19, 2018 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building #100

Ron Smith.....	Chair
Randy Owens.....	Vice Chair
Brad Emerson.....	Commissioner
Roger Myers.....	Commissioner
Mike McCrossin.....	Commissioner
Bryan Rogers.....	Commissioner
Jade Duan.....	Commissioner

Renaë Ollie.....	Planning Director
Jasen Haskins.....	Sr. Planner
Kevin Molina.....	Planner
Mary Bradley.....	Administrative Assistant

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

1. Consider and act upon approval of the Minutes from June 5, 2018, Regular Meeting.

REGULAR AGENDA

Regular Agenda**Item 1 – Preliminary Plat Inspiration Phase 5B**

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Item 2 – Final Plat Inspiration Phase 6

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Item 3 – Site Plan Lot 4RB Railroad Industrial Park

Consider, and act upon a Site Plan for Albert Retail, a commercial development for 4 tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on this 15th Day of June 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Stephanie Storm, City Secretary

Date Notice Removed

This page is intentionally blank



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday June 5, 2018 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:08 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Roger Myers, Commissioner Jade Duan, and Commissioner Bryan Rogers. Vice Chair Randy Owens and Commissioner Brad Emerson were both absent. Commissioner Mike McCrossin arrived late.

Staff present was Renae* Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner Duan led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. Chair Smith stated that he met with Council Review Committee and they were pleased with the board, keep doing a great job.

Commissioner Roger Myers stated that this is his last meeting, he has chosen not to be re-appointed. All Commissioners wished him well.

Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the May 15, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner Myers to approve the minutes for May 15, 2018, as submitted. Motion carried 4-0.

REGULAR AGENDA

Public Hearing

Public Hearing 1 – Seventy8 & Westgate Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Preliminary Replat for Seventy8 & Westgate Addition, being a Replat of Lot 2, Block A of the Westgate Center Phase One Addition, creating 2 lots on 15.7208 acres, generally located on the northwest corner of SH 78 and Westgate Way.

Staff Presentation

Mr. Haskins stated that the property totals 15.7209 acres and is located on the northwest corner of SH 78 and Westgate Way. The Preliminary/Replat will separate Lot 2 of Phase One Westgate Center into lots, establishing Lots 1 and 2, Block A of the Seventy8 and Westgate Addition. The property is part of Planned Development Ordinance 2018-05, which allows multi-family and commercial retail uses.

Phase 1, Lot 2 of the development is the multi-family tract. A Site Plan for Phase 1, Lot 1 is on the current agenda. The development for commercial retail uses on Lot 2 will be developed in Phase 2, with no plans at this time.

Board Discussion

The Commissioners had no questions for the applicant.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Myers and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Preliminary Replat for Seventy8 and Westgate Addition, being a Replat of Lot 2, Block A of the Westgate Center Phase One Addition, creating 2 lots on 15.7208 acres, generally located on the northwest corner of SH 78 and Westgate Way. Motion carried 4 – 0, with Commissioner McCrossin arriving after the vote.

Regular Agenda

Item 1 – Site Plan Seventy8 and Westgate Apartments

Consider, and act upon, a Site Plan for Seventy8 and Westgate Apartments Lot 1, Block A of Seventy8 & Westgate Addition on 12.1268 acres. Property generally located at the northwest corner of State Highway 78 and Westgate Way.

Staff Presentation

Mr. Haskins stated that the applicant is proposing to develop a mixed use development consisting of seven apartment buildings, one retail space, and two restaurant spaces. The site plan includes 286 multi-family apartments and one retail space spread over

seven buildings. The site also includes a car wash, dog park, artwork, and trash compactor.

The Preliminary/Replat is on the current agenda.

The applicant and Fire Marshal are working on aligning the 30 foot fire lane around building seven, due to the layout of the building. The final layout, if the fire lane is revised, will be on the Final Plat.

Board Discussion

Mr. Bryan Rumsey, Cross Architects, 1215 W 15th Street, Plano, stated that there are no definite plans for the restaurant pads on the remainder of the property. Mr. Rumsey further stated that remediation grading will be performed to have soils tested and if needed, possible excavation.

Seventy8 and Westgate LP, a Texas Limited Partners, is owner/developer of the property, which is a protected entity. The entity is made up of four individual companies as partners, and all have deep pockets.

The size of the trash compactor is due number of apartment units. The residents will set out their trash, the porter will take it to the trash compactor. The trash compactor will be emptied out once a month.

Commissioners questioned the parking. Mr. Haskins stated that the property includes a 3.5 acres with no future plans and can be used as parking only. The subject property includes more one bedroom apartment than the three bedroom apartments. The parking ratio is 1.6 per 1 unit.

Board Action

A motion was made by Commissioner Duan, and seconded by Commissioner Myers, to approve the Site Plan for Seventy8 and Westgate Apartments Lot 1, Block A of Seventy8 and Westgate Addition on 12.1268 acres. Property generally located at the northwest corner of State Highway 78 and Westgate Way. Motion carried 5-0.

Item 2 Preliminary Plat Ladylike Addition

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Ladylike Addition, creating 10 commercial lots on 19.76 acres, generally located on State Highway 78 approximately 1000 feet northeast of the intersection of SH78 and Brown Street.

Staff Presentation

Mr. Haskins stated that the property totals 19.76 acres and the plat will create 10 lots. The property is zoned Commercial Corridor.

The applicant is proposing four commercial lots that will face SH78 and six lots that will connect to Brown Street through the addition of three new streets. The applicant

has not provided any detailed site plans for any of the lots as the layout is for marketing purposes at this time.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin, to recommend approval to the City Council regarding a Preliminary Plat for Ladylike Addition, creating 10 commercial lots on 19.76 acres, generally located on State Highway 78 approximately 1000 feet northeast of the intersection of SH78 and Brown Street. Motion carried 5 – 0.

Chair Smith reminded the Commissioners of the next meeting on June 19, 2018.

ADJOURNMENT

A motion was made by Commissioner Myers, and seconded by Commissioner McCrossin to adjourn the meeting at 6:48PM. All Commissioners were in consensus.

Ron Smith, Chair

ATTEST:

Mary Bradley, Administrative Assistant



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 19, 2018</u>	Item Number:	<u>1</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Inspiration Phase 5B</u>
Date Prepared:	<u>June 12, 2018</u>	Zoning District:	<u>N/A-Wylie's ETJ</u>
		Exhibits:	<u>Preliminary Plat</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phase 5B consisting of 39.47 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Discussion

OWNER: Parker Lakeside, LLC **APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM**

This Preliminary Plat for Phase 5B of Inspiration represents 166 residential lots and 6 open space lots on 39.47 acres.

This plat represents property that is under different development standards than the rest of Inspiration. Specifically, the minimum lot sizes drop to 3,000 and the density can increase to seven lots per acre. This plat conforms to those standards.

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

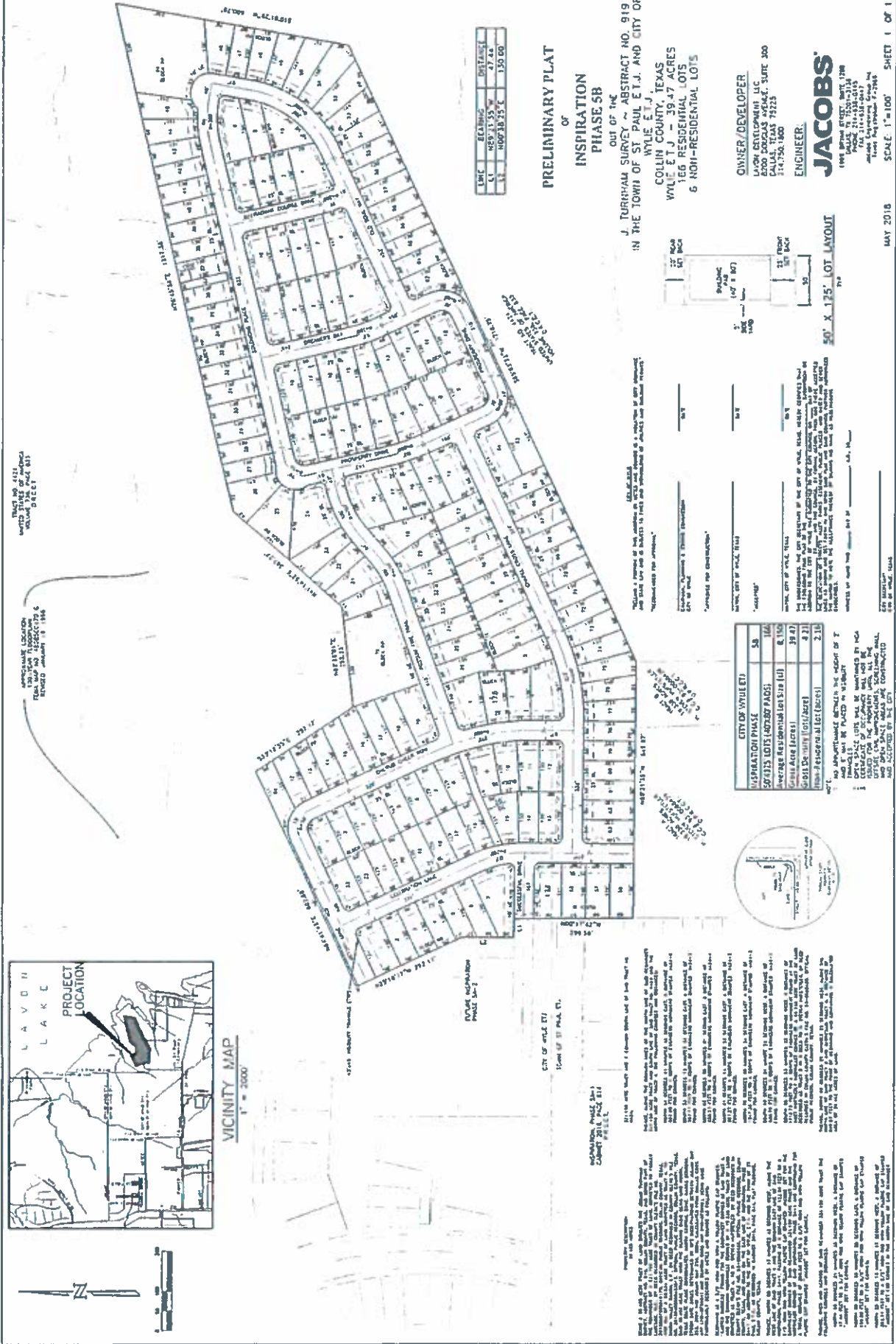
When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with Wylie's Subdivision Regulations and plat requirements for properties within Wylie's ETJ.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 per acre for the development within the Wylie ETJ. The combined average of the lots in all phases of the master planned community will comply with the requirements in the development agreement.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department. This item will be considered by Council on July 10, 2018

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>06-13-18</u>



LINE	BEARING	DISTANCE
1	N 89° 13' 55" W	47.44'
2	N 00° 08' 25" E	150.00'

PRELIMINARY PLAT
OF
INSPIRATION
PHASE 5B

J. TURHAM SURVEY ~ ABSTRACT NO. 919
OUT OF THE
TOWNSHIP OF ST. PAUL E.T.J. AND CITY OF
WYLYE E.T.J.,
COLLIN COUNTY, TEXAS
WYLYE E.T.J. - 39.47 ACRES
166 RESIDENTIAL LOTS
6 NON-RESIDENTIAL LOTS

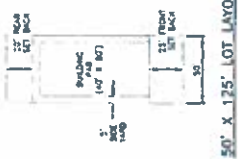
OWNER/DEVELOPER
LAWSON DEVELOPMENT, LLC
2000 DOWNSIDE AVENUE, SUITE 300
DALLAS, TEXAS 75225
214-751-1800

ENGINEER

JACOBS

1700 WEST 10TH STREET
SUITE 100
DALLAS, TEXAS 75203-1113
PHONE: 214-751-1800
FAX: 214-751-1801

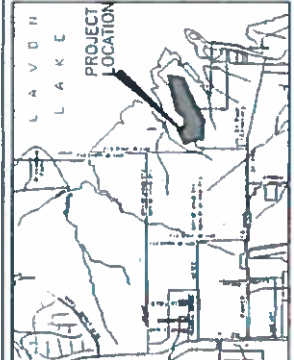
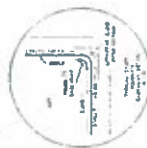
SCALE: 1"=100'
MAY 2018
PROJECT NO. WYLYE0310
SHEET 1 OF 1



"I, the undersigned, being a duly licensed Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts as shown to me by the owner or persons claiming to be the owner of the land described therein, and that I am not aware of any fraud or mistake in the same. I further certify that I am not a party to any fraud or mistake in the same, and that I am not aware of any fraud or mistake in the same."

Surveyor's Seal

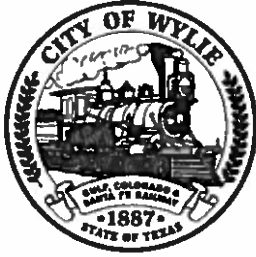
CITY OF WYLYE E.T.J.	
INSPIRATION PHASE	5B
50,000 LOTS (400,000 ACRES)	166
Average Residential lot Size (sq ft)	8,150
Gross Area (Acres)	39.47
Net Area (Acres)	39.47
Net Residential Lot Area (Acres)	4.31
Net Non-Residential Lot Area (Acres)	2.16



VICINITY MAP
1" = 2000'

INSPIRATION PHASE 5B
CITY OF WYLYE E.T.J.

INSPIRATION PHASE 5B
CITY OF WYLYE E.T.J.



Wylie Planning and Zoning Commission

AGENDA REPORT

Meeting Date:	<u>June 19, 2018</u>	Item Number:	<u>2</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins</u>	Subdivision:	<u>Inspiration Phase 6</u>
Date Prepared:	<u>June 12, 2018</u>	Zoning District:	<u>N/A-Wylie's ETJ</u>
		Exhibits:	<u>Final Plat</u>

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Recommendation

Motion to recommend approval to the City Council regarding a Final Plat for Inspiration, Phase 6 consisting of 21.53 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.

Discussion

OWNER: Parker Lakeside, LLC **APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM**

This Final Plat for Phase 6 of Inspiration represents 29 residential lots and 5 open space lots on 21.53 acres. The preliminary Plat was approved in April 2018.

There have been a few changes between the Preliminary Plat and the Final Plat. The Final Plat consists of three fewer open space lots due to the combination of several lots, notably Lot 7x Block DD was three lots on the PP. Additionally, lots 32 and 33 Block L are slightly smaller due to an open space property line adjustment.

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

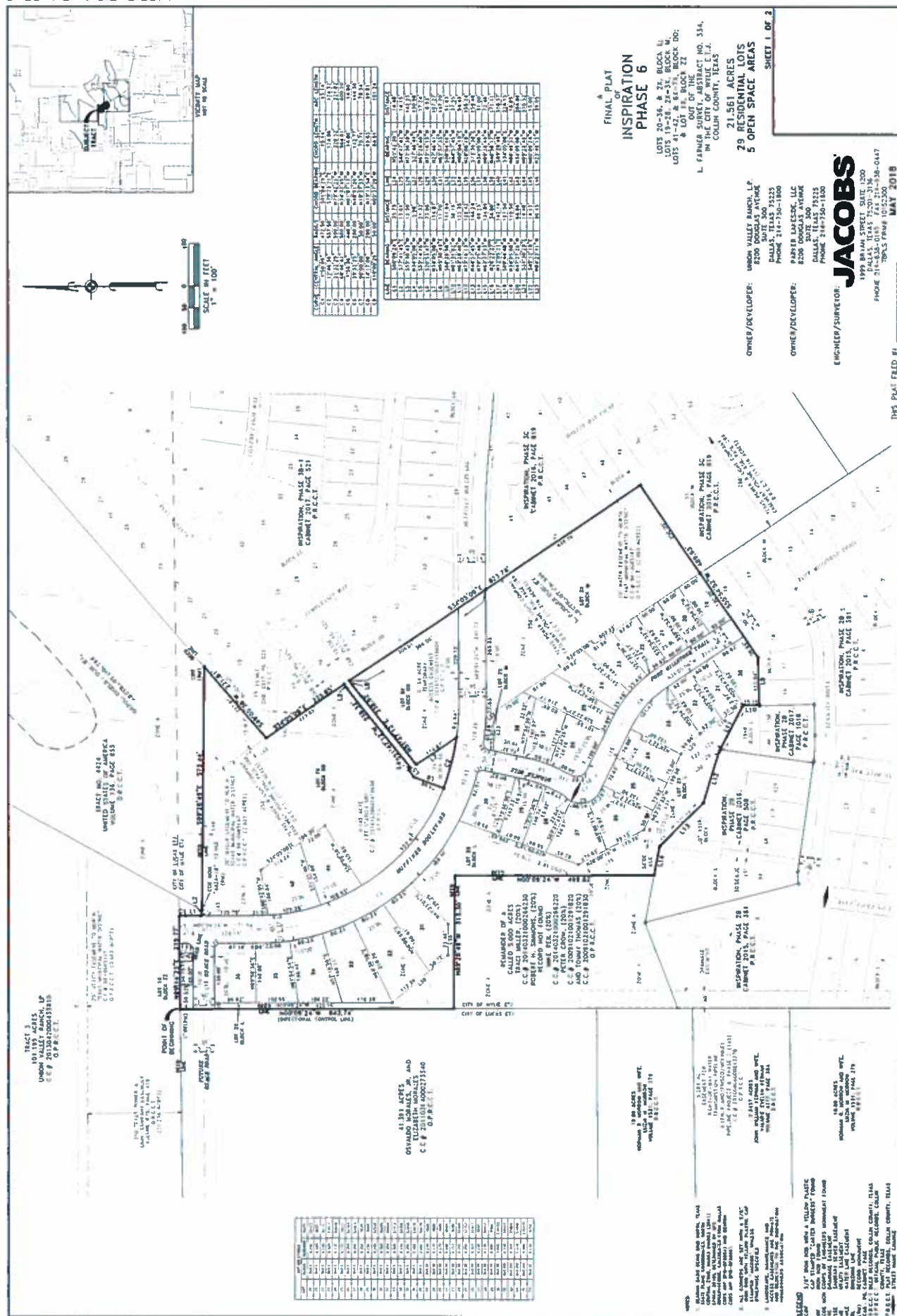
When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with City's Subdivision Regulations and plat requirements for properties within Wylie's ETJ.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 per acre for the development within the Wylie ETJ. The combined average of the lots in all phases of the master planned community will comply with the requirements in the development agreement.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department. This item will be considered by Council on July 10, 2018

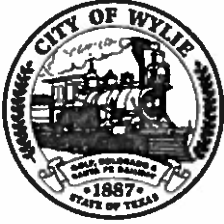
Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>RO</u>	<u>06-13-18</u>



[illegible]

This page is intentionally blank



Wylie Planning & Zoning

AGENDA REPORT

Meeting Date:	<u>June 19, 2018</u>	Item Number:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>Railroad Industrial Park Addition</u>
Date Prepared:	<u>June 12, 2018</u>	Zoning District:	<u>Commercial Corridor</u>
		Exhibits:	<u>Site Plan, Landscape Plan, Elevations</u>

Subject

Consider, and act upon a Site Plan for Albert Retail, a commercial development for 4 tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive.

Recommendation

Motion to approve a Site Plan for Albert Retail, a commercial development for 4 tenants on Lot 4RB of Railroad Industrial Park Addition, located at 330 South State Highway 78, northeast of SH 78 and Cooper Drive.

Discussion

ENGINEER: Cross Engineering Consultants, Inc.

OWNER: Wylie EDC

The applicant desires to develop a one story 4 tenant commercial structure that measures 10,000 square feet on a single lot consisting of 1.57 acres that is zoned in the Commercial Corridor district.

The 4 proposed uses are listed below:

- Schlotzky's Restaurant will use 2,900 square feet of space and requires 29 parking spaces.
- Mexican Restaurant will use 3,800 square feet and requires 26 parking spaces.
- Hair Salon will use 1,300 square feet and requires 6 parking spaces.
- Dentist Office will use 2,000 square feet and requires 6 parking spaces.

All of the listed uses are allowed in the Commercial Corridor zoning district.

The site design layout will provide 3 points of access to the site allowing access through Industrial Court and State Highway 78. The exterior material is comprised of brick and Stucco and complies with the masonry and architectural detailing requirements of the Zoning Ordinance. The developer has applied for a variance to reduce the required landscaping area from 20% to 15.6%. The Zoning Board of Adjustments will make a decision on this variance on 06/18/18. As presented this item complies with the minimum site, landscaping and exterior materials requirements of the Zoning Ordinance pending the approval of the landscape variance.

Staff recommends approval subject to additions and alterations as required by the City Engineering Department.

Approved By

Department Director

Initial
RO

Date
06-13-18



VICINITY MAP
HTS



LEGEND

- Proposed
- Proposed Setback
- Proposed Shop Size Type
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Proposed Fire Alarm
- Proposed Shop Size Type
- Handicap Parking Sign
- Landscaping Space

SYNOPSIS

Zoning: CC - Commercial Corridor
 Proposed Use: Retail/Restaurant
 Lot Area: 15,882 Acres (64,353 sf)
 Building Area: 10,000 sf
 Building Coverage: 14,618 (146,849 Area 10,000 sf)
 Floor Area Ratio: 0.15
 Building Height: 25
 Required Parking: 1,150 (1,000/150) = 64 Sets
 Landscaping Coverage: 15,348 (1514 Landscaping Area 10,534 sf)
 Landscaping: 1,750 (2,000/150) = 9 Sets

Parking Required Total: 62 Parking Spaces
 Parking Provided Total: 74 Parking Spaces (4 Handicap Sp.)

PLANS 2000 HTS

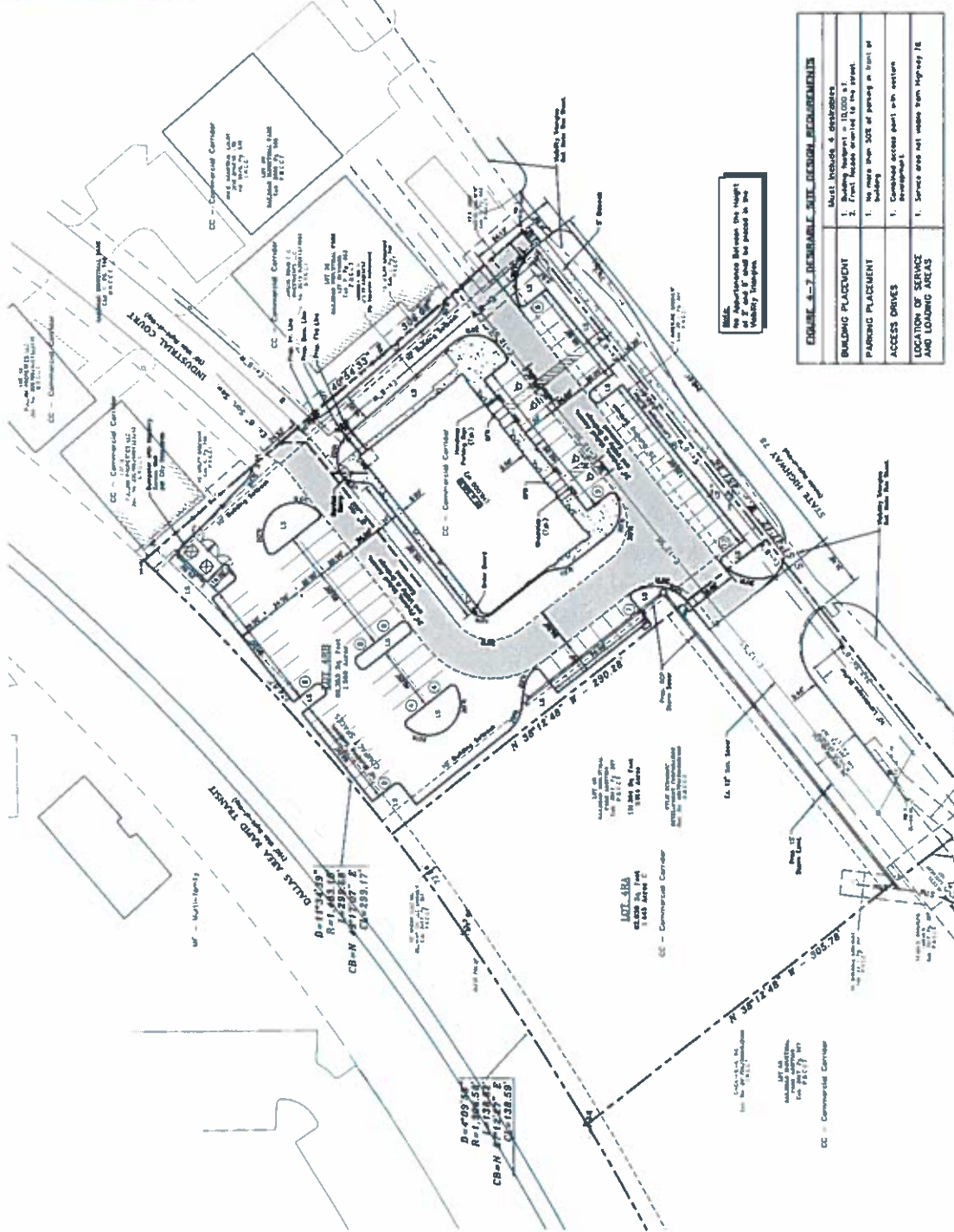
This drawing has been prepared for the use of the client. It is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by the client or for the results of the use of this drawing.

ARCHITECT:
 Drew C. Wynn Associates, Inc.
 1311 E. 10th Street
 Oklahoma City, OK 73104
 Phone (405) 742-0878
 Fax (405) 742-0879
 Contact: Drew C. Wynn

ENGINEER:
 SCD-Field, Ltd.
 1000 North Lincoln Street
 Oklahoma City, OK 73104
 Phone (405) 241-2168
 Fax (405) 241-2169
 Contact: Gary A. Field

SITE PLAN
 ALBERT RETAIL - WYLLIE
 SCD-FINNELL LTD.
 City of Wylie, Texas

CROSS ENGINEERING CONSULTANTS
 1121 E. 10th Street
 Oklahoma City, OK 73104
 Phone (405) 742-0878
 Fax (405) 742-0879
 Contact: Gary A. Field



NOTE: See Appendix B for the right of way and easement information. The right of way and easement information is provided for the project.

Item	Description	Notes
1	Setback	Setback to be provided for the project.
2	Front facade	Front facade to be provided for the project.
3	Handicap parking	Handicap parking to be provided for the project.
4	Access drives	Access drives to be provided for the project.
5	Location of service and loading areas	Location of service and loading areas to be provided for the project.

SITE BENCHMARKS
 Sta 1 = 100' in center line of the subject property.
 Sta 2 = 100' in center line of the subject property.
 Sta 3 = 100' in center line of the subject property.
 Sta 4 = 100' in center line of the subject property.
 Sta 5 = 100' in center line of the subject property.

CITY BENCHMARK USED FOR CONTROL
 Sta 1 = 100' in center line of the subject property.
 Sta 2 = 100' in center line of the subject property.
 Sta 3 = 100' in center line of the subject property.
 Sta 4 = 100' in center line of the subject property.
 Sta 5 = 100' in center line of the subject property.

enlarged column elevation